

April 10, 2008

**CEQA Initial Study - Environmental Checklist Form**  
**(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

1. Project Number(s)/Environmental Log Number/Title:  
TPM 20794/03-08-063/Boyer 3-lot Tentative Parcel Map
2. Lead agency name and address:  
County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666
  - a. Contact Amber J. Griffith, Project Manager
  - b. Phone number: (858) 694-2423
  - c. E-mail: [Amber.Griffith@sdcounty.ca.gov](mailto:Amber.Griffith@sdcounty.ca.gov).

3. Project location:

The project site is located southwest of the intersection of Mountain Meadow Road and Oak Spur Way in the Hidden Meadows Sponsor Group of the North County Metro Community Planning Area, within unincorporated San Diego County (APN: 186-290-33).

Thomas Brothers Coordinates: Page 1089, Grid 4/E

4. Project Applicant name and address:

Earl C. Boyer  
27629 Mountain Meadow Road  
Escondido, CA 92026

- |    |                          |                    |
|----|--------------------------|--------------------|
| 5. | General Plan Designation | 6                  |
|    | Community Plan:          | North County Metro |
|    | Land Use Designation:    | Residential        |
|    | Density:                 | 7.3 du/ acre       |

6. Zoning  
Use Regulation: RS3  
Minimum Lot Size: 15,000 square feet  
Special Area Regulation: --

7. Description of project:

The project is a minor subdivision. The project consists of dividing a vacant 3-acre parcel into three parcels of 0.82, 0.97 and 1.21 gross acres. Each proposed lot will contain a single-family residence, fire clearing, landscaping and driveway. Earthwork will consist of approximately 5,000 cubic yards of balance cut and fill for all three proposed residential pads. The project includes the following off-site improvements: grading and paving to create the driveway to access "parcel 1" will extend off-site to meet Oak Spur Way. Access would be provided by private driveways connecting to Mountain Meadow Road. The project would be served by water and sewer provided by the Valley Center Municipal Water and fire service provided by the Deer Springs Fire Protection District.

8. Surrounding land uses and setting (Briefly describe the project's surroundings):

The site is located within 1.4 miles of Interstate 15. The existing visual character and quality of the project site and surrounding can be characterized as gently sloping lands that are moderately steep with a small portion being greater than 25 percent. The site contains numerous granite boulder outcrops and bedrock that show evidence of milling features and other indicators of Late Prehistoric use. The site contains Non-native Grasslands that have taken over an avocado grove that was abandoned in the late 1990s. The adjacent areas contain estate residential and avocado/citrus/subtropical agriculture uses.

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

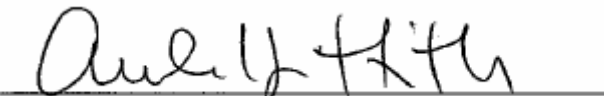
<b><u>Permit Type/Action</u></b>	<b><u>Agency</u></b>
Tentative Parcel Map	County of San Diego
Water District Approval	Valley Center Municipal Water District
Sewer District Approval	Valley Center Municipal Water District
Fire District Approval	Deer Springs Fire Protection District
Grading Permit	County of San Diego
Remandment of Relinquished Access Rights	County of San Diego

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

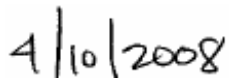
- |  |  |  |
|--|--|--|
| <input type="checkbox"/> <a href="#">Aesthetics</a>                      | <input type="checkbox"/> <a href="#">Agricultural Resources</a>                        | <input type="checkbox"/> <a href="#">Air Quality</a>                       |
| <input checked="" type="checkbox"/> <a href="#">Biological Resources</a> | <input checked="" type="checkbox"/> <a href="#">Cultural Resources</a>                 | <input type="checkbox"/> <a href="#">Geology &amp; Soils</a>               |
| <input type="checkbox"/> <a href="#">Hazards &amp; Haz. Materials</a>    | <input type="checkbox"/> <a href="#">Hydrology &amp; Water Quality</a>                 | <input type="checkbox"/> <a href="#">Land Use &amp; Planning</a>           |
| <input type="checkbox"/> <a href="#">Mineral Resources</a>               | <input checked="" type="checkbox"/> <a href="#">Noise</a>                              | <input type="checkbox"/> <a href="#">Population &amp; Housing</a>          |
| <input type="checkbox"/> <a href="#">Public Services</a>                 | <input type="checkbox"/> <a href="#">Recreation</a>                                    | <input checked="" type="checkbox"/> <a href="#">Transportation/Traffic</a> |
| <input type="checkbox"/> <a href="#">Utilities &amp; Service Systems</a> | <input checked="" type="checkbox"/> <a href="#">Mandatory Findings of Significance</a> |  |

**DETERMINATION:** (To be completed by the Lead Agency)  
On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
\_\_\_\_\_  
Signature

**Amber J. Griffith**  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Date

**Land Use/Environmental Planner**  
\_\_\_\_\_  
Title

## **INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. Based on a site visit completed by Greg Krzys on June 24, 2004 the proposed project is not located near or visible from a scenic vista and will not change the composition of an existing scenic vista. The property is located among commercial, residential and avocado/citrus/tropical agricultural use areas and is not located within the viewshed of a scenic vista. Therefore, the proposed project will not have any substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. Based on a site visit completed by Greg Krzys on June 24, 2004 the proposed project is not located near or visible within the same composite viewshed as a State scenic highway and will not change the visual composition of an existing scenic resource within a State scenic highway. Generally, the area defined within a State Scenic Highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The property is located among commercial, residential and avocado/citrus/tropical agricultural use areas. The nearest designated scenic highway is Interstate 15 extending from California Highway 76 north to Riverside County; it is classified as a Third Priority Scenic Route. This scenic highway is located approximately 1.5 miles west and 10 miles north of the project site. The proposed project is not located near or visible within the same composite viewshed as a State scenic highway and will not

change the visual composition of an existing scenic resource within a State scenic highway. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as gently sloping land containing some natural vegetation that includes Scrub-oak Chaparral, small patches of Diegan Coastal Sage Scrub and Southern Willow Scrub, but most of the site contains Non-native Grasslands that have taken over an abandoned avocado grove. The site also contains numerous boulder outcroppings. The adjacent areas contain dense residential, spaced residential, natural vegetation and avocado/citrus/subtropical agriculture uses.

The proposed project is to subdivide the 3 acres into 3 lots for the construction of single-family homes. The property currently contains an abandoned avocado grove that was part of a larger grove prior to recordation of PM 18430, which trisected the grove. The project is compatible with the existing environment's visual character and quality for the following reasons: the surrounding area consists of medium to large lots with commercial uses, single-family homes and light avocado/citrus/subtropical agriculture. Also, there is a large residential neighborhood immediately north-north-west of the project site that has a minimum lot size of 4,500 square feet. The project proposes to subdivide a 3 acre parcel into lots of 0.82, 0.97 and 1.21 gross acres for single-family residences which is consistent with the surrounding land uses. Therefore, the project is consistent with the diverse landscape character.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: the current landscape of the project site will be changed from an abandoned agricultural field with patches of natural vegetation to estate development. The immediate surrounding area contains agricultural, estate residential, dense residential and natural land uses. A person traveling on Mountain

Meadow Road currently sees, on the west, a transition in landscape from estate residential to the abandoned agriculture of the project site to dense residential. The project will change this to provide a view that will transition from estate residential to dense residential on the west side of the road. The project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area because it is consistent with the existing diversity in visual landscape; it will reduce the variation of land use types along the west side of Mountain Meadow Road such that the transition from agriculture to dense residential is less abrupt; and the project is of a similar scale with other projects in the viewshed.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes a minor residential subdivision, which may include outdoor lighting. Any future outdoor lighting pursuant to this project shall be required to meet the requirements of the County of San Diego Zoning Ordinance (Section 6322-6326) and the Light Pollution Code (Section 59.101-59.115).

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level

## **II. AGRICULTURAL RESOURCES** -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?



- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site has land designated as Unique Farmland according to the State Farmland Mapping and Monitoring Program (FMMP). However, there is no evidence of agricultural use on the project site since the year 2000, which is four years prior to the last FMMP mapping date. In order to qualify for the Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance designations, land must have been cropped at some time during the four years prior to the last FMMP mapping date. Given the lack of agricultural use on the site, the designation of this area as Unique Farmland by the State is likely misapplied as a result of the large scale of the statewide mapping effort which assigns Farmland designations based on aerial photography and limited ground verification. Therefore, due to the lack of historic agricultural use at the project site, the site does not meet the definition of an agricultural resource and no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use will occur as a result of this project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned RS3, which is not considered to be an agricultural zone. The site was re-zoned from A70 to RS3 in 1980 at the same time that the agriculture contract and preserve were disestablished. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The surrounding area within a radius of 1 mile has land designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland and Farmland of Local Importance. However, as discussed in the Agricultural Analysis,

dated January 20, 2004, prepared by Daniella Rosenberg on file with the Department of Planning and Land Use as Environmental Review Number 03-08-063 the project will not result in the potentially significant conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance for the following reasons: Surrounding active agricultural operations consist of avocado/citrus/subtropical orchards which commonly operate among residential uses and create minimal land use conflicts. The addition of 3 residences would not introduce a change in the existing environment that could result in significant alteration of agricultural land uses.

The project site has an abandoned/dead avocado grove. Due to the presence of onsite agricultural resources, the County agricultural resources specialist, Daniella Rosenberg, evaluated the site on January 20, 2004, to determine the importance of the resource based on the County's Land Evaluation and Site Assessment model (LESA) model which takes into account local factors that define the importance of San Diego County agricultural resources. The LESA model considers the availability of water resources, climate, soil quality, surrounding land use, topography, and land use or parcel size consistency between the project site and surrounding land uses. A more detailed discussion of the LESA model can be found in the Guidelines for Determining Significance for Agricultural Resources at <http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/AG-Guidelines.pdf>.

In order for the site to be considered an important agricultural resource, it must have a moderate or high rating for all three primary LESA model factors: soil quality, water availability and climate. The LESA model yielded a score of 11, which is Less than Significant for agricultural resources. The project site, which was previously designated as an Agricultural Preserve (No. 49 AP 98-001, Brouwer Agricultural Preserve), has been disestablished by a Notice of Non-Renewal that was recorded March 5, 1980. The Board of Supervisors approved the disestablishment of the Agricultural Preserve and a Zone Reclassification from A70 (Limited Agriculture, 1 dwelling unit per acre) to RS3 (Single-Family Residential, 2.9 dwelling units per acre) on April 28, 1999. Therefore, no potentially significant project or cumulative level conversion of agricultural resources to a non-agricultural use will occur as a result of this project.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?
- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Operation of the project will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. Therefore, the project will not conflict or obstruct with the implementation of the RAQS nor the SIP on a project or cumulative level.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the county have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

**Less Than Significant Impact:** The project proposes to subdivide a 3 acre lot into three parcels of 0.82, 0.97 and 1.21 gross acres. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook section 6.2 and 6.3. In addition, the vehicle trips generated from the project will result in 36 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone ( $O_3$ ). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns ( $PM_{10}$ ) under the CAAQS.  $O_3$  is formed when volatile organic compounds (VOCs) and nitrogen oxides ( $NO_x$ ) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of  $PM_{10}$  in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

**Less Than Significant Impact:** Air quality emissions associated with the project include emissions of  $PM_{10}$ ,  $NO_x$  and VOCs from construction/grading activities, and VOCs as the result of increase of traffic from operations at the facility. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in  $PM_{10}$  and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. The vehicle trips generated from the project will result in 36 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and  $PM_{10}$ .

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of  $PM_{10}$ , or any  $O_3$  precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

**No Impact:** Based on an examination of the County's GIS database, sensitive receptors have not been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project. Furthermore, no point-source emissions of air pollutants (other than vehicle emissions) are associated with the project. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project could produce objectionable odors, which would result from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from the construction phase. However, these substances, if present at all, would only be in trace amounts (less than  $1 \mu\text{g}/\text{m}^3$ ) and there will be no post construction contribution other than that produced by automobiles. Subsequently, no significant air quality – odor impacts are expected to affect surrounding receptors. Moreover, the affects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor. A list of past, present and future projects within the surrounding area were evaluated and none of these projects create objectionable odors. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less than Significant with Mitigation Incorporated:** Based on a site visit conducted by County staff biologist Greg Krzys on June 24, 2004, and as supported by the Biological Resources Report dated December 12, 2007 and prepared by William T. Everett, Certified Environmental Consultants, the project site contains mostly non-native grasslands (1.78 acres) and disturbed habitat that has replaced an abandoned avocado orchard. There is also a small amount of scrub oak chaparral (0.18 acres) and southern willow scrub (0.01 acres). The realignment of Mountain Meadow Road by the County of San Diego in the late 1990s included construction of a culvert where this small amount of willow scrub has established, but no jurisdictional drainages or wetlands are present. Also as part of the road realignment, landscaping on a cut slope has introduced sage scrub species (0.05 acres). The cut slope landscaping has been included with the disturbed habitat acreage. No sensitive plant species or animal species were observed or are expected.

Project development impacts include all of the grassland, disturbed, and chaparral habitats. The mitigation ratio for non-native grasslands is 0.5 to 1, and for chaparral it is 1:1. As a result of the mitigation requirements, 0.18 acres of suitable off-site chaparral habitat and 0.89 acres of non-native grasslands within a County approved mitigation bank will be purchased for protection in perpetuity. A determination of where mitigation will occur will be made prior to final project approval. Best Management Practices will be implemented during construction to minimize stormwater runoff into adjacent naturally vegetated areas. The mitigation measures as proposed will reduce all actual and potential project impacts to a level below significant.

The project is not likely to have a cumulative effect on non-native grasslands or chaparral for the following reasons: 1) The area to be developed is small and has a history of disturbance through agriculture and road construction; and 2) mitigation measures will result in preservation of better quality habitat within a block of habitat that has long-term preservation value.

Therefore, staff has determined that although the site supports native biological habitat, the removal of this habitat will not result in substantial adverse effects, either directly or through habitat modifications, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service for the following reasons: offsite mitigation provides better conservation value and would be protected and managed.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Based on a site visit conducted by County staff biologist Greg Krzys on June 24, 2004, and as supported by the Biological Resources Report dated December 12, 2007 and prepared by William T. Everett, Certified Environmental Consultants, the proposed project site contains 0.01 acres of Southern Willow Scrub within the project boundaries. This vegetative assemblage is present as a result of the construction of a culvert that was built during a realignment of Mountain Meadow Road that occurred in the late 1990s. The patch of Southern Willow Scrub is very small, no habitat of this type was present in the area previous to the road realignment project and it is not contiguous to any other wetland-type vegetated areas. Maintenance of the culvert results in ongoing impacts to this area. Because of the small size of the patch, the previous lack of wetland vegetation and its isolation from other wetland-type vegetated areas the impact is not considered to be significant and no measures are proposed to mitigate for the loss of the 0.01 acres of Southern Willow Scrub on the project site.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on a site visit conducted by County staff biologist Greg Krzys on June 24, 2004, and as supported by the Biological Resources Report dated December 12, 2007 and prepared by William T. Everett, Certified Environmental Consultants, the project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act in which the Army Corps of Engineers maintains jurisdiction over.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a Biological Resources Letter Report dated December 12, 2007 prepared by William T. Everett, Certified Biological Consultant, and a field visit by staff biologist, Greg Krzys, the site has limited biological value and impedance of the movement of any native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites would not be expected as a result of the proposed project for the following reasons: the project site is situated between areas of commercial (to the north), agriculture (to the south and east), residential (to the north-northwest), and native vegetation (to the west). Because it is not part of a contiguous naturally vegetated area, it is not a wildlife corridor. Also, no migratory birds were documented as having been witnessed by the biological consultant. There is no water body thoroughfare that could support the migration of fish. Therefore, the project is not expected to have a significant impact to the movement of any native resident or migratory fish or wildlife species or impede the use of native wildlife nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan (HCP), Natural Communities Conservation Plan (NCCP), other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Refer to the attached Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan (HCP), Natural Communities Conservation Plan (NCCP), other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?



- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by a County of San Diego approved historian, Brian Smith (March-April 2004), it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in the cultural resources report titled, "An Archaeological Assessment for the Boyer Lot Split", prepared by Richard Hermann and Brian Smith, dated July 29, 2004.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** Cultural resources report titled, "*An Archaeological Assessment for the Boyer Lot Split San Diego County*", prepared by Richard Herrmann and Brian Smith with Brian F. Smith and Associates, dated July 29, 2004, describes the results of a record, document, map search, a field reconnaissance survey and the testing of one identified site SDI-16986. The site is a bedrock milling station with 30 milling features, lithic scatter and associated midden soil in an area of non-native grasses and avocado trees. No historic structures or foundations were found within the project area. The record search shows that no previous surveys were conducted, or sites identified, within the project boundaries; however, seven prehistoric archaeological sites were recorded within a one-mile radius; no historic period resources were recorded within a one-mile radius. The site is associated to the Late Prehistoric Luiseño culture usage of the Hidden Meadows Valley in their subsistence strategy.

Significance testing of SDI-16986 was conducted May 23-26, 2004 and the results show that the site is a potentially significant resource and that the proposed project would cause a significant direct impact to this site. Although the site has been determined to be CEQA significant, it does not appear to meet the significance criteria pursuant to the County RPO as it does not contain the abundance of materials and artifact classes typically associated with RPO-level significant sites. The level of information already obtained from the site indicates that significant research potential remains at the site. Mitigation measures will be required to reduce the direct and indirect impacts to SDI-16986. The report recommends the mitigation options: 1) preserve the site in a dedicated open space easement or 2) develop a data recovery program. Other mitigation will include grading monitoring and curation of collected artifacts. Moreover, because of required Data Recovery mitigation of the significant archaeological resource,

along with curation of artifacts, will preserve the information gained and add to the accumulation of knowledge about the local Luiseño culture. Therefore project will not contribute to a potentially significant cumulative impact on archaeological resources.

Because of the constrained size of the lots and access issues, preservation of SDI-16, 986 does not appear to be feasible. Therefore, the mitigation will be for a data recovery plan as presented in Section 9 of the cultural resources report. Section 9.2.4 Native American Consultation under the Data Recovery Plan states that the local Native American representatives will be contacted about the project. Pursuant to the new Sacred Sites Bill (see below), the mitigation will require that Section 9.2.4 of the Data Recovery Plan be modified to state that an observer/representative from the Luiseño cultural group will be present during the data recovery process.

The Native American Heritage Commission was contacted (date) pursuant to the Sacred Sites Bill (Section 65352.3 of the Government Code, Senate Bill SB-18, 2004), recently passed into law and effective March 1, 2005. The intent of this law is to allow California Native American Tribes an opportunity to participate in local land use decisions at an early planning stage for the purpose of protecting, or mitigating impacts to, cultural places. The law requires that local governments contact tribes and give them an opportunity to consult and comment on projects that are located within their ancestral areas. The first step in this process was to send a letter to the Native American Heritage Commission (NAHC) requesting input from them as to which local tribes may be affected by the project. This was done 4/13/2005. Based on the NAHC response, tribal letters were sent out 5/13/2005. Responses were received from both San Luis Rey Band of Mission Indians and from Soboba Band of Missions Indians, both stating that the project appeared to be outside of their area of interest.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

The site does not contain any unique geologic features that have been catalogued within the Conservation Element (Part X) of the County's General Plan (see Appendix G for a listing of unique geological features) or support any known geologic characteristics that have the potential to support unique geologic features. Additionally, based on a site visit by no known unique geologic features were identified on the property or in the immediate vicinity.

d) Disturb any human remains, including those interred outside of formal cemeteries?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site has been surveyed by a County approved archaeologist, Brian F. Smith, and it has been determined that there is one archaeological resources present that could contain interred human remains. These resources include Site SDI 16,986. An archaeological extended study titled, "*An Archaeological Assessment for the Boyer Lot Split San Diego County*", prepared by Richard Herrmann and Brian Smith with Brian F. Smith and Associates, dated July 29, 2004, included subsurface excavations. No human remains were discovered during the course of these excavations. As outlined in CEQA Guidelines Section 15064.5, in the event that human remains are discovered during grading or construction of the project, the County will work with the appropriate Native Americans as identified by the Native American Heritage Commission (NAHC) as provided in Public Resources Code Section 5097.98 to ensure that all human remains will be appropriately treated or disposed of, with appropriate dignity, the human remains and any items associated with native American burials with the appropriate native Americans as identified by the NAHC.

**VI. GEOLOGY AND SOILS** -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The geology of the project site is identified as Cretaceous Plutonic. This geologic environment is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people to adverse effects from a known area susceptible to ground failure.

iv. Landslides?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The site is not located within a landslide susceptibility zone and the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity.

b) Result in substantial soil erosion or the loss of topsoil?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** According to the Soil Survey of San Diego County, the soils on-site are identified as Fallbrook sandy loam, 15 to 30 percent slopes, eroded, Cienega-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded and Vista coarse sandy loam, 9 to 15 percent slopes, eroded, all of which have a soil erodibility ratings of "slight" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. Moreover, the project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. The project will result in site disturbance and minor grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project will result in site disturbance and minor grading. However, County staff environmental planner, Amber J. Griffith, has reviewed the project and determined that unstable geological conditions, either on-site or off-site, are unlikely to result from the action. The proposed project is consistent with the geological formations underlying the site. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on-site are identified as Fallbrook sandy loam, 15 to 30 percent slopes, eroded, Cienega-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded and Vista coarse sandy loam, 9 to 15 percent slopes, eroded. These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, the project will not create a substantial risk to life or property. This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will rely on public water and sewer for the disposal of wastewater. A service availability letter dated August 13, 2007 has been received from the Valley Center Municipal Water District indicating that the facility has adequate capacity for the projects wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed.

**VII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN



**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Also, a Fire Service Availability Letter dated August 16, 2007 and conditions dated November 8, 2007 have been received from the Deer Springs Fire Protection District. The conditions from the Deer Springs Fire Protection District include: minimum 13 foot 6 inch vertical clearance for all roadways and driveways; 24 foot minimum improved width of

roadways; minimum width of 16 feet for driveways; maximum 20% gradient for driveways and roadways; installation of fire hydrants and blue dot fire hydrant markers; and preparation of a Short Form Fire Protection Plan. The Short Form Fire Protection Plan prepared by Lawrence Paxton, Licensed Land Surveyor dated November 27, 2007 describes the water supply and fire access; fire-resistant construction and residential fire sprinkler requirements of the proposed dwellings; and the defensible space and vegetation management requirement for the proposed lots. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be approximately three minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is six minutes. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and Appendix II-A and through compliance with the Deer Springs Fire Protection District, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area required to comply with the Consolidated Fire Code and Appendix II-A.

- i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted Greg Krzys on June 24, 2004, there are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

- a) Violate any waste discharge requirements?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project does not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. 2001-01).

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project lies in the Moosa/ 903.13 hydrologic subarea, within the San Luis Rey hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, although the mouth of the San Luis Rey impaired for coliform bacteria, no portion of the San Luis Rey River, which is tributary to the Pacific Ocean, is impaired. Constituents of concern in the San Luis Rey River watershed include coliform bacteria, nitrate, sediment, and pesticides. However, the project does not propose any known sources of pollutants, or land use activities that might contribute these pollutants.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose any known sources of polluted runoff. In addition the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff offsite.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will obtain its water supply from the Valley Center Municipal Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes a three-lot minor subdivision. As outlined in the Stormwater Management Plan (SWMP) dated November 11, 2007 and prepared by Paxton Surveying & Engineering, the project will implement the following site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering stormwater runoff: silt fence, fiber rolls, street sweeping/vacuuming, storm drain inlet protection, stockpile management, solid waste management, stabilized construction entrance/exit, gravel bag berm, material delivery and storage, concrete waste management, and paving and grinding operations. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Stormwater Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased

erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI. Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a Drainage Study prepared by Robert Sukup on March 22, 2006:

- a. Drainage will be conveyed to natural drainage channels and adequate drainage facilities.
- b. The project will not significantly increase water surface elevation in a watercourse.
- c. The project will not significantly increase surface runoff exiting the project site.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

h) Provide substantial additional sources of polluted runoff?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes the following potential sources of polluted runoff: construction activities. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable: silt fence; fiber rolls; street sweeping/vacuuming; stockpile management; solid waste management; stabilized construction entrance/exit; gravel bag berm; material delivery and storage; concrete waste management; and paving and grinding operations.. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site; therefore, no impact will occur.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** No 100-year flood hazard areas were identified on the project site; therefore, no impact will occur.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

l) Inundation by seiche, tsunami, or mudflow?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

**No Impact:** Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, through analysis of the County's GIS database, staff environmental planner Amber J. Griffith has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**IX. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose the introducing new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is subject to the EDA (Estate Development Area) Regional Land Use Element Policy and General Plan Land Use Designation (6) Residential. The General Plan allows not more than 7.3 dwelling units per acre. The proposed project has gross parcel sizes and density that are consistent with the General Plan. The project is subject to and is consistent with the policies of the North County Metro Community Plan. The current zone is RS3, which requires a net minimum lot size of 15,000 square feet. The proposed project is consistent with the Zoning Ordinance requirements for minimum lot size.

**X. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The lands within the project site do not have a Mineral Land Classification from the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997), the site is not located within an alluvial river valley that has a significant source of replenishment, and the site



is not underlain by coastal marine/non-marine granular deposits. Since no significant mineral deposits are present there is no potentially significant cumulative impact.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned RS3, which is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000).

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

**XI. NOISE** -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** The project is a three-Parcel minor subdivision and will be occupied by local residents. Based on a site visit completed by Greg Krzys on June 24, 2004 and as described in the Noise Impact Analysis of TPM20794RPL1 (Boyer Property) prepared by Giroux and Associates dated April 13, 2007, the surrounding area supports agricultural, commercial and residential uses and is occupied by workers and residents. The project will expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan (Noise Element) for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is in excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas

include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Based on the Noise Impact Analysis by Giroux and Associates dated April 13, 2007, project implementation is expected to expose onsite future noise sensitive land uses (NSLU) to traffic noise levels ranging from 59 to 66 dB(A) CNEL on Parcels 1, 2, and 3. The predominant traffic noise source will be Mountain Meadow Road where its proximity to future noise sensitive land uses on Parcels 2 and 3 is a major concern. At least two proposed building pads lie entirely inside the 60-decibel CNEL contour where future noise sensitive land uses will be potentially affected significantly by traffic noise. The feasibility of mitigation measures such as noise attenuation barriers (4 to 8 feet in height) was shown to be adequate for this subdivision and a Noise Protection Easement for any new residential development or noise sensitive land use applications will be placed over Parcels 1, 2, and 3. With this Noise Protection Easement, the project will be in conformance on site to the County of San Diego General Plan (Noise Element, Policy 4b).

With the respect to the County Noise Ordinance and other noise regulations, the project will not expose people to potentially significant noise levels for the following reasons:

#### Noise Ordinance – Section 36-404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned RS-3 and has a one-hour average sound limit of 50 decibels during the day and 45 decibels (A) at night. The adjacent properties are either zoned RS or A-70 and have the same one-hour average day/night sound limit of 50/45 decibels (A). Based on review by the County Noise Specialist John Bennett, the project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is 45 decibels (A), because the project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

#### Noise Ordinance – Section 36-410

The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410) according to the Noise Impact Analysis by Giroux and Associates dated April 13, 2007. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, this type of project does not result in construction noise in excess of the Noise Ordinance Standard of an average hourly sound level of 75 dB between the hours of 7 AM and 7 PM.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards

established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |  |  |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact                            | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant Impact with Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The project proposes a three-parcel minor subdivision for residential uses where low ambient vibration is essential for sleeping conditions. However, these facilities are setback 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise levels of 35 dB (A) or less and vibration with rms velocity amplitudes of 0.0028 inches per second or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. It is not expected that the adjacent County CE roadways would be dominated by frequent heavy-duty vehicle activities or any nearby industrial activities. A setback of 50 feet from the roadway centerline for frequent heavy-duty truck activities provides assurance that the proposed residential uses or activities would not be impacted by groundborne vibration or groundborne noise levels (Federal Transit Administration, "Transit Noise and Vibration Impact Assessment," Final Report, May 2006). Any existing facilities or permitted projects in the vicinity that may support sources of groundborne vibration or groundborne noise are not expected to affect the proposed residential use.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the

allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels based on review of the project by County staff. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

**XII. POPULATION AND HOUSING** -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not displace existing housing since the site is currently vacant. The addition of 3 dwelling units will yield a net gain of available housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not displace a substantial number of people since the site is currently vacant.

**XIII. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: Deer Springs Fire Protection District, Valley Center Municipal Water District, and Escondido Union High School District. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services.

Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

#### **XIV. RECREATION**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project involves a residential subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project is required to pay the fee in accordance with PLDO. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

With regard to regional recreational facilities, there are over 21,765 acres of regional parkland owned by the County, which exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive acreage of existing publicly owned lands that can be used for recreation, the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result in a cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant amount of regional recreational facilities will be available to County residents.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:**

**DIRECT IMPACTS:**

The proposed project will result in an additional 36 ADT. The project was reviewed by the Department of Public Works and determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The proposed project would not result in a degradation of the level of service (LOS) of affected roadways. Mountain Meadow Road (SC 990) is a Collector Road on the San Diego County Circulation Element of the General Plan with a current LOS A (8,600 ADT) {threshold of 13,700 ADT for LOS A, based upon existing 4-lane road}. The traffic volume from the project (36 ADT) would not result in any impacts, degradation, or threshold increase on Mountain Meadow Road. Therefore, the project will not have a significant direct project level impact increase in traffic, which is considered substantial in relation to existing traffic load and capacity of the street system.

**CUMULATIVE IMPACTS:**

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion



of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) Program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates 36 ADT. These trips will be distributed on circulation element roadways in the County that were analyzed by the TIF Program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF Program is based. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:**

**DIRECT IMPACTS:**

The proposed project will result in an additional 36 ADT. The project was reviewed by the Department of Public Works and determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The proposed project would not result in a degradation of the level of service (LOS) of affected roadways. Mountain Meadow Road (SC 990) is a Collector Road on the San Diego County Circulation Element of the General Plan with a current LOS A (8,600 ADT) {threshold of 13,700 ADT for LOS A, based upon existing 4-lane road}. The traffic volume from the project (36 ADT) would not result in any impacts, degradation, or threshold increase on Mountain Meadow Road. Therefore, the project will not have a

significant direct project level impact increase in traffic, which is considered substantial in relation to existing traffic load and capacity of the street system.

**CUMULATIVE IMPACTS:**

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) Program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates 36 ADT. These trips will be distributed on circulation element roadways in the County that were analyzed by the TIF Program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF Program is based. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**Discussion/Explanation:**

**No Impact:** The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will not significantly alter traffic safety on Mountain Meadow Road. Safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

e. Result in inadequate emergency access?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will not result in inadequate emergency access. The Deer Springs Fire Protection District has reviewed the proposed project and associated emergency access roadways and has determined that there is adequate emergency fire access proposed. Additionally, proposed roads will be required to be improved to County standards.

f. Result in inadequate parking capacity?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project does not propose any hazards or barriers for pedestrians or bicyclists. Additionally, proposed roads will be required to be improved to County standards which provides for safe pedestrian and bicycle use.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from Valley Center Municipal Water District that indicates the district will serve the project. The following conditions are required by the Valley Center Municipal Water District: the property owner is responsible for the extension of collection lines as required to connect to existing District system in accordance with Article 190 of the District's Administrative code; the Developer must pay all required sewer capacity fees to the District; and the project shall be subject to the District's Reclaimed Water Service-Rules and Regulations as described in Article 175 of the District's Administrative Code . Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate wastewater treatment facilities are available to the project from the following agencies/districts: Valley Center Municipal Water District. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project involves new storm water drainage facilities. The new facilities include: vegetated swales to allow water to percolate into the ground to accommodate lot drainage; and rip-rap energy dissipators and natural vegetated swales to accommodate all street/paved surface runoff. Refer to the Minor Storm water Management Plan dated November 14, 2007 for more information. However, as outlined in this Environmental Analysis Form Section I-XVII, the new facilities will not result in adverse physical effect on the environment. Specifically, refer to Section VIII. HYDROLOGY AND WATER QUALITY for more information.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The project requires water service from the Valley Center Municipal Water District. A Service Availability Letter from the Valley Center Municipal Water District Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project requires wastewater service from the Valley Center Municipal Water District. A Service Availability Letter from the Valley Center Municipal Water District has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly the presence of buried cultural resources and biological resources and exposure of persons to noise. However, mitigation has been included that clearly reduces these effects to a level below significance. For cultural resources this mitigation includes required monitoring during any grading to ensure that, if features such as hearths, or human remains are found, they will be handled in an appropriate manner. In addition, recordation of information obtained during this study and the curation of all artifacts will be required to exhaust all research potential. For biological resources this mitigation includes the purchase of 0.18 acres of suitable off-site Chaparral habitat and 0.89 acres of Non-native Grasslands within a County approved mitigation bank for protection in perpetuity. Best Management Practices will be implemented during construction to minimize stormwater runoff into adjacent naturally vegetated areas. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects

associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
BRACAMONTE--OVERSIZED FENCE	AD 99-059
AVALO--AG EMPLOYEE HOUSING	AD 02-071
FERRACONE--GRADING	AD 01-012
THE OAKS (VAN WAY & FITZGERALD) GENERAL PLAN AMEND	GPA 99-01
HIDDEN MEADOWS ISLAND AND OAK WOODLANDS	MUP 99-013
HIDDEN MEADOWS ISLAND AND OAK WOODLANDS	MUP 99-014
MOUNTAIN GATE REZONE FOR TM TIMEX	REZ 07-006
HIDDEN MEADOWS ISLAND AND OAK WOODLANDS	REZ 06-008
HIDDEN MEADOWS ISLAND AND OAK WOODLANDS	REZ 99-012
MOUNTAIN GATE SPECIFIC PLAN AMENDMENT	SPA 00-001
HIDDEN MEADOWS & OAK WOODLANDS SPECIFIC PLAN AMEND.	SPA 99-002
TOSTADO--SINGLE FAMILY RESIDENCE SITE PLAN	STP 01-057
DEER SPRINGS FIRE STATION SITE PLAN	STP 05-060
HIDDEN MEADOWS-OAK WOODLANDS	STP 01-080
HIDDEN MEADOWS-OAK WOODLANDS	STP 03-006
MOUNTAIN GATE 156 LOT SUBDIVISION	TM 5193
BLACK MAJOR SUBDIVISION	TM 5113
RIMMELSPACH 6-LOT SUBDIVISION	TM 5523
MOUNTAIN MEADOW/CIRCLE P LANE MAJOR SUBDIVISION	TM 5468
WASHINGTON MEADOWS MAJOR SUBDIVISION	TM 5335
THE OAKS 13 LOT SUBDIVISION	TM 5174
HIDDEN MEADOWS - OAK WOODLANDS 76 LOT SUBDIVISION	TM 5175
PIRO 3 LOT TPM	TPM 20558
MEADOWS 35 4 LOT TPM	TPM 20398
STEINBECK 4 LOT TPM	TPM 20573
FINN ET AL 5 LOT TPM	TPM 20076



PRICE ET AL 4 LOT TPM	TPM 19916
THE OAKS 2 LOT TPM	TPM 20453
WELK GROUP 5 LOT TPM	TPM 20226
CINGULAR-STICKLEY RANCH-CELL SITE	ZAP 03-003
BROUWER-RESIDENTIAL CODE VIOLATION	ZAP 98-031
SPRINT-MTN MEADOW RD-CELL SITE #652	ZAP 02-006

**Less Than Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following: Noise and Transportation and Traffic. However, mitigation has been included that clearly reduces these effects to a level below significance. For noise this mitigation includes the dedication of a perpetual Noise Protection Easement over the entire area of lots 1, 2 and 3; the language of which requires that a County certified acoustical engineer prepare an acoustical analysis that demonstrates that the present and anticipated future noise levels for the interior and exterior of each of the proposed residential dwellings will not exceed allowable sound level limit of the Noise Element of the San Diego County General Plan. For Transportation and Traffic this mitigation includes payment of the TIF. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

## **XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

### **AESTHETICS**

California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov/>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. (([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-73: Hillside Development Policy. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, General Plan, Scenic Highway Element VI and Scenic Highway Program. ([ceres.ca.gov](http://ceres.ca.gov))

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. ([www.amlegal.com](http://www.amlegal.com))

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA.

No. 104-104, 110 Stat. 56 (1996). (<http://www.fcc.gov/Reports/tcom1996.txt>)

Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000 (<http://www.dark-skies.org/ile-gd-e.htm>)

International Light Inc., Light Measurement Handbook, 1997. ([www.intl-light.com](http://www.intl-light.com))

Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPIP), Lighting Answers, Volume 7, Issue 2, March 2003. ([www.lrc.rpi.edu](http://www.lrc.rpi.edu))

US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA. (<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System. ([www.blm.gov](http://www.blm.gov))

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System. (<http://www.fhwa.dot.gov/legsregs/nhsdatoc.html>)

### **AGRICULTURE RESOURCES**

California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Farmland Conservancy Program, 1996. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Land Conservation (Williamson) Act, 1965. ([www.ceres.ca.gov](http://www.ceres.ca.gov), [www.consrv.ca.gov](http://www.consrv.ca.gov))

California Right to Farm Act, as amended 1996. ([www.qp.gov.bc.ca](http://www.qp.gov.bc.ca))

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

United States Department of Agriculture, Natural Resource Conservation Service LESA System. ([www.nrcs.usda.gov](http://www.nrcs.usda.gov), [www.swcs.org](http://www.swcs.org)).

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. ([soils.usda.gov](http://soils.usda.gov))

#### AIR QUALITY

CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. ([www.aqmd.gov](http://www.aqmd.gov))

County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

#### BIOLOGY

California Department of Fish and Game (CDFG). Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines. CDFG and California Resources Agency, Sacramento, California. 1993. ([www.dfg.ca.gov](http://www.dfg.ca.gov))

County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Implementing Agreement by and between United States Fish and

Wildlife Service, California Department of Fish and Game and County of San Diego. County of San Diego, Multiple Species Conservation Program, 1998.

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Everett, William T. Biological Letter Report for Boyer Tentative Parcel Map. Everett and Associates Environmental Consultants. Dated December 12, 2007

Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Game, Sacramento, California, 1986.

Memorandum of Understanding [Agreement Between United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), California Department of Forestry and Fire Protection (CDF), San Diego County Fire Chief's Association and the Fire District's Association of San Diego County.

Stanislaus Audubon Society, Inc. v County of Stanislaus (5<sup>th</sup> Dist. 1995) 33 Cal.App.4<sup>th</sup> 144, 155-159 [39 Cal. Rptr.2d 54]. ([www.ceres.ca.gov](http://www.ceres.ca.gov))

U.S. Army Corps of Engineers Environmental Laboratory. Corps of Engineers Wetlands Delineation Manual. U.S. Army Corps of Engineers, Wetlands Research Program Technical Report Y-87-1. 1987. (<http://www.wes.army.mil/>)

U.S. Environmental Protection Agency. America's wetlands: our vital link between land and water. Office of Water, Office of Wetlands, Oceans and Watersheds. EPA843-K-95-001. 1995b. ([www.epa.gov](http://www.epa.gov))

U.S. Fish and Wildlife Service and National Marine Fisheries Service. Habitat Conservation Planning Handbook. Department of Interior, Washington, D.C. 1996. ([endangered.fws.gov](http://endangered.fws.gov))

U.S. Fish and Wildlife Service and National Marine Fisheries Service. Consultation Handbook: Procedures for Conducting Consultation and Conference Activities Under Section 7 of the Endangered Species Act. Department of Interior, Washington, D.C. 1998. ([endangered.fws.gov](http://endangered.fws.gov))

U.S. Fish and Wildlife Service. Environmental Assessment and Land Protection Plan for the Vernal Pools Stewardship Project. Portland, Oregon. 1997.

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U.S. Fish and Wildlife Service. Birds of conservation concern 2002. Division of Migratory. 2002. ([migratorybirds.fws.gov](http://migratorybirds.fws.gov))

### CULTURAL RESOURCES

California Health & Safety Code. §18950-18961, State Historic Building Code. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Health & Safety Code. §5020-5029, Historical Resources. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Health & Safety Code. §7050.5, Human Remains. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Native American Graves Protection and Repatriation Act, (AB 978), 2001. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code §5024.1, Register of Historical Resources. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code. §5031-5033, State Landmarks. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

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